

Minutes of May 26, 2001  
ROCKY RIDGE PROPERTIES OWNERS  
BOARD OF DIRECTORS MEETING

May 26, 2001

CALL TO ORDER AND APPROVAL OF MINUTES

- President Mel Gianola called the meeting to order at 9:00 AM in the Rocky Ridge Beach House. Other Board members present were: Gene Campbell, Ted Jones, Ed Lial, Steve Schlumberger and Marsh Shambarger. Also attending the meeting were: John Bertone, Bill Bauder, Ray O'Neal, John Gudebski, Phil Fisher Mary Cushing and Marie Phipps.
- The Minutes of the Board Meeting on 04-16-2001 were approved as corrected.

TREASURER'S REPORT

- John Bertone presented the treasurer's report.

EXPENDITURES FROM THE RESERVE FUND APPROVED BY THE BOARD

- A sum of \$1136 was approved for additional asphalt sealing.

MEETING SCHEDULE BELOW WAS APPROVED FOR 2001 AND 2002

<b>Date-Day-Time</b>	<b>Meeting</b>	<b>Location</b>
04/16/2001-Mon- 1 PM	RR Board Meeting	Room 422, 851 Burlway, Burlingame
05/26/2001 Sat- 9 AM	RR Board Meeting	Rocky Ridge Beach House
09/01/2001 Sat.- 9 AM	RR Board Meeting	Rocky Ridge Beach House
09/01/2001 Sat.- 11 AM	RR Annual Meeting	Rocky Ridge Beach House
10/22/2001 Mon- 1 PM	RR Board Meeting	TBD
04/15/2002 Mon- 1 PM	RR Board Meeting	TBD
05/25/2002 Sat- 9 AM	RR Board Meeting	RR Beach House
08/31/2002 Sat- 9 AM	RR Board Meeting	RR Beach House
08/31/2002 Sat- 11 AM	RR Annual Meeting	Rocky Ridge Beach House
10/21/2002 Mon- 1 PM	RR Board Meeting	TBD

## PROJECT MANAGER BILL BAUDER'S REPORT

### COMPLETED AND ONGOING PROJECTS

- Paving is complete
- Upper pool and spa have been re-plastered
- Lower spa has been remodeled. Re-plastering will be done soon.
- Spring cleanup is complete
- Buoys have been installed and inspected.
- Sprinklers have been repaired and turned on.
- Decking, siding and building repairs are complete on the lakeside of units 29-32.
- Decking, siding, rim joist and building repairs will be complete on units 27 & 28 next week. The entry deck on units 27 & 28 will be replaced soon. The decks on the lakeside of units 25 & 26 will be replaced in the fall.
- Ridge vents have been installed on the roofs of units 93, 95, 96, 113, 115 & 116.
- Painting is ongoing.
- The tennis courts are scheduled to be resurfaced during the week of June 4-8.

### TO-DO PROJECTS

- Replace the bridge to the lower pool.
- Additional asphalt sealing.
- The following areas will be landscaped:
  - Areas near tennis courts,
  - The front of units 61-64,
  - Area between units 28 & 29,
  - Side and walkway area of unit 99,
  - Front of units 107 & 108.

### LEGAL INSURANCE COMMITTEE REPORT

- The Board is aware of no ongoing Rocky Ridge Properties litigation.

## OLD BUSINESS

- The insurance company has agreed to pay the claim for the freeze damage in unit 111, less a \$1000 deductible. The Board reiterated that the courtesy of checking the thermostats in the units will continue. However the liability of maintaining heat in the units will remain with the individual homeowners.
- A letter was received from Mr. Nahas suggesting that the Rocky Ridge area along the highway should be cleaned up. The cleanup will be undertaken as time permits.

## NEW BUSINESS

- Gene Campbell and Marsh Shambarger were appointed as the nominating committee to select candidates for the four open RR Board of Directors positions for the years 2001 to 2003. They are to submit their list of candidates to the Board no later than July 15. At the present time Directors Ted Jones, Mel Gianola, Ed Lial and Steve Schlumberger, whose terms of office expire in the year 2001, have volunteered to stand for election for the years 2001 to 2003.
- Mel Gianola presented a draft of a revised Proxy that will be mailed to the RR Property owners before the Annual Meeting. It was approved subject to legal review.
- John Bertone discussed the definitions of replacement and upgrade with respect to the physical plant at Rocky Ridge. The definitions, which are used, are in accordance with generally accepted practice and with the Rocky Ridge Bylaws and the Rocky Ridge Covenants, Conditions and Restrictions.
- The "Pier Rules" appended to these minutes was approved.
- It was reaffirmed that the "Exclusive Use of Recreational Facilities" policy approved on May 29, 1999 is still current. A copy is included at the end of these minutes.
- Gene Campbell volunteered to submit a "Beach Policy" to the Board at the 09/01/2001 Board Meeting.

## ADJOURNMENT

- The Board meeting was adjourned at 11 AM.

### EXECUTIVE SESSION

- Personnel matters were discussed during the Executive Session.

### NEXT BOARD MEETING

- The next Board Meeting will be held at 9 AM, Saturday September 1, 2001 at the Rocky Ridge Beach House.

Ted Jones,  
Secretary



## **PIER RULES**

### North (Left) Side Loading Area

Loading and unloading O.K.

Temporary mooring limited to **ten minutes**

Boaters must leave room for others to come alongside

### South (Right) Side

Loading and unloading only

### From The Dock Box To Shore

Over night mooring O.K., but limited to 15 hours

Do not block the dinghy davits

### All Pier Use

Boaters must watch for swimmers

Use of the pier is "at your own risk"

Please be considerate of others

Use half inch mooring and buoy lines

### Dinghy Use

Dinghies are to be used only for going to and from boat owner's boats

They are not to be used for play or recreational use

### Rule Violation(s)/Loss of Privilege

Boat use of the pier and buoys is a "**privilege.**" Failure to honor the pier and/or buoy rules can result in the loss of one's buoy privilege.

Approved May 26, 2001 by the Rocky Ridge Board of Directors.

## **EXCLUSIVE USE OF RECREATIONAL FACILITIES**

Effective May 29, 1999 no further bookings will be made for non-member exclusive use of Rocky Ridge Property Owners Association recreation facilities (e.g. pools, beach clubhouse, and tennis courts). Only members of the Association can, without charge, have exclusive use of such facilities, subject to the following conditions.

- ◆ Requests are made to the Property Manager indicating the time, date, purpose and approximate number of persons attending.
- ◆ All requests are approved by the Board of Directors.
- ◆ The members assume all legal and financial responsibility for their actions and the actions of their guests.
- ◆ Time of use from Memorial Day to mid-September is restricted to the period of 4-PM to 9-PM.
- ◆ Other times during the rest of the year require approval of the Board of Directors.
- ◆ If, after use, the facility is left in a condition which requires more than normal use cleanup, such cleaning will be done by the staff at the current cost of charge-out labor. (Currently \$32.50 per hour).
- ◆ Easement is granted at the beach to boat owners and their guests to go to and return from the pier.
- ◆ Amplified music is not permitted, and live music is subject to approval.

Approved May 29, 1999 by the Rocky Ridge Board of Directors.

